

Case 8944

Comprehensive Plan Supporting Guidelines

Guideline 1. Community Form

Use existing and emerging forms or patterns of development and local plans developed in accordance with the Comprehensive Plan to guide land use decisions and design of development.

Intent:

- To ensure that new development will be designed to be compatible with the scale, rhythm, form and function of existing development as well as with the pattern of uses.
- To ensure land use decisions that preserve and improve identified existing and emerging patterns of development.
- To use the patterns of development set forth below, identified as “community forms” as guides for land use decisions, and as the basis for community form districts, containing regulations to guide future developments.

Guideline 2. Centers

Encourage mixed land uses organized around compact activity centers that are existing, proposed or planned.

Intent:

- To promote efficient use of land and investment in existing infrastructure.
- To lower utility costs by reducing the need for extensions.
- To reduce community time and transportation-related air pollution.
- To provide an opportunity for a mixture of residential development that includes housing types and building styles that accommodates people of different ages and incomes and that are compatible with the existing development pattern of the Form District.
- To provide an opportunity for neighborhood centers and marketplaces that includes a diversity of goods and services and that are designed to be assets to the community.
- To encourage vitality and sense of place in neighborhoods and the community.
- To encourage commercial revitalization in redeveloping areas.

Guideline 3. Compatibility

Ensure that land uses and transportation facilities are located, designed and constructed to be compatible with nearby land uses and to minimize impacts to residential areas, schools and other sensitive areas in the community.

Intent:

- To allow a mixture of land uses and densities near each other as long as they are designed to be compatible with each other.
- To prohibit the location of sensitive land uses in areas where accepted standards for noise, lighting, odors, or similar nuisances are violated or visual quality is significantly diminished (unless adequate abatement measures are provided).
- To preserve the character of existing neighborhoods.

Guideline 7. Circulation

Ensure a balanced and comprehensive multi-modal transportation network that is coordinated with desired growth and development patterns and provides for the movement of people and goods.

Intent:

- To provide for safe and proper functioning of the street network with a coordinated hierarchy of arterial, collector and local roads.
- To ensure that new developments do not exceed the carrying capacity of streets.
- To ensure that internal and external circulation of all new development provides safe and efficient travel movement by all types of transportation.
- To provide improved public transportation facilities.
- To address congestion and air quality issues.
- To ensure that transportation facilities are compatible with form district goals and objectives.